



Farnsworth Court Fleet Way Peterborough PE2 8QT

for sale guide price
£67,000



Property Description

Connells are happy to present this well-appointed one bedroom first floor flat. It offers spacious and comfortable living, perfect for professionals or couples. Located in West Town, it offers easy access to local amenities and good transport links.

Upon entering the flat, you are met with the entrance hall leading through to the lounge/diner and kitchen. The kitchen is well equipped with ample storage and appliances. The living area offers generous space for entertaining or relaxing with plenty of light.

The property features one bedroom and a separate bathroom.

Outside there is communal parking ensuring a spot for your vehicle.

This flat is perfect for those looking for a low maintenance property with the essential amenities.

First floor apartment Located in a sought after area, this property would be ideal for investors or making the first steps onto the property ladder. offering a modern kitchen, open plan living area, master bedroom and communal off road parking.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

With door from communal entrance and loft hatch access.

Lounge

10' 6" x 10' 4" (3.20m x 3.15m)

With a double glazed window to side aspect, electric storage heater and TV point.

Kitchen

7' 2" x 5' 9" (2.18m x 1.75m)

Fitted kitchen comprising of matching wall and base units with worktops over, housing stainless steel sink and drainer, electric oven and hob, space for fridge/freezer and tiled walls.

Bedroom One

10' 9" x 8' 4" (3.28m x 2.54m)

With a double glazed window to side aspect and electric storage heater.

Bathroom

Fitted suite comprising of bath with mixer taps and shower over, wash hand basin, WC, extractor fan.

Outside

To the rear of the property is a communal off road parking area.



To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: A

Service Charge:
1300.00

Ground Rent:
50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO311970

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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